

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
NOVEMBER 16, 2005
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5th floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Bob Didion

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **BEELER CANYON ROAD – PROJECT NO. 42021**
City Council District: 7; Plan Area: Rancho Encantada

STAFF: Kim LaSelle

Site Development Permit to construct public sewer, drainage, and road improvements within the portion of the Beeler Canyon Road right-of-way, located within the 100-year floodplain of Beeler Creek, located **east of Pomerado Road in the 11000 block.** Addendum to Environmental Impact Report (EIR) No. 99-1094. Report No. HO-05-198.

RECOMMENDATION:

Approve

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ITEM-5: **GREENE STREET TENTATIVE MAP- PROJECT NO. 72689**

City Council District: 2; Plan Area: Ocean Beach

STAFF: Vena Lewis

To convert four existing residential units to condominiums and waive the requirement to underground existing overhead utilities on a 0.11 acre site at **4721-4727 Greene Street** within the Ocean Beach Community Plan. Exempt from environmental. Report No. HO-05-207.

RECOMMENDATION:

Approve

ITEM-6: **LANINI RESIDENCE - PROJECT NO. 84607**

City Council District: 2; Plan Area: Mission Beach

STAFF: EdithGutierrez

Variance to increase the dormer width from 8 feet to 10 feet. The existing one-story, 476 square foot residence is proposing a 1,361 square foot, two-story addition on a 1,250 square foot lot at **722 Verona Court** from the State Coastal Commission. The zone is R-N in the Mission Beach Planned District and is within the Mission Beach Community Plan, State Coastal, Coastal Height Limit Overlay Zone and the Parking Impact Overlay Zone. Exempt from environmental. Report No. HO-05-210.

RECOMMENDATION:

Approve

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ITEM-7: **SELLERS RESIDENCE - PROJECT NO. 84352**
City Council District: 2; Plan Area: Mission Beach

STAFF: Edith Gutierrez

Variance to increase the dormer width from 8 feet to 10 feet. The existing one-story, 785 square foot residence has a state coastal exemption to construct a 1,028 square foot, two-story addition on a 1,291 square foot lot at **723 Windemere Court** from the State Coastal Commission. The zone is R-N in the Mission Beach Planned District and is within the Mission Beach Community Plan, State Coastal, Coastal Height Limit Overlay Zone and the Parking Impact Overlay Zone. Exempt from environmental. Report No. HO-05-209.

RECOMMENDATION:

Approve

ITEM-8: **DIMINO RESIDENCE - PROJECT NO. 65590**
City Council District: 2; Plan Area: Mission Beach

STAFF: Glenn Gargas

Coastal Development Permit to demolish an existing single family residence and construct a new, three-story, two dwelling unit residential duplex, to total 2,632 square feet on a 2,400 square-foot property. The project site is located at **818 San Gabriel Place**, in the R-S Zone of Mission Beach Planned District, Coastal Development Overlay Zone (Appealable), Airport Environs Overlay Zone, Beach Parking Impact Overlay Zone, Transit Area Overlay Zone, Coastal Height Limit Overlay Zone, Residential Tandem Parking Overlay Zone, and within the Mission Beach Community Plan Area. Exempt from environmental. Report No. HO-05-211.

RECOMMENDATION:

Approve

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ITEM-9: **LAS AMERICAS PARCEL E PARKING- PROJECT NO. 61646**
City Council District: 8; Plan Area: San Ysidro

STAFF: Sandra Teasley

Conditional Use Permit and Site Development for the construction of a maximum 350-space parking lot for supplemental parking for the existing Las Americas development. The site is located **south of Camino De La Plaza, and west of Virginia Avenue**, within the San Ysidro Community Plan area. Report No. HO-05-222.

RECOMMENDATION:

Approve

ITEM-10: **4166 WILSON AVENUE - PROJECT NO. 73398**
City Council District: 3; Plan Area: City Heights

STAFF: John Fisher

Tentative Map Waiver application to waive the requirements of a Tentative Map to convert 4 existing residential units to condominiums and waive the requirement to underground existing overhead utilities on a 0.169 acre site, located at **4166 Wilson Avenue** in the RM-1-2 Zone of the Central Urbanized Planned District within the City Heights Neighborhood of Mid City Communities Plan Area. Exempt from environmental. Report No. HO-05-212.

RECOMMENDATION:

Approve

Approve